

1 A RESOLUTION of the Common Council of
2 the City of Fort Wayne, Indiana setting
3 forth the policy of the City of Fort
4 Wayne, Indiana in regards to the
5 annexation of the Carlisle Place
6 Annexation Area.

7 WHEREAS, the annexation of the territory to the
8 City of Fort Wayne is a legislative function; and

9 WHEREAS, the Common Council of the City of Fort
10 Wayne is called upon in the preparation of the City budget
11 to provide for the furnishing of municipal services to the
12 entire City, including newly annexed areas; and

13 WHEREAS, the Common Council of the City of Fort
14 Wayne has before it an Ordinance for the annexation of the
15 Carlisle Place Annexation Area, more specifically described
16 as follows, to-wit:

17 Part of the Southwest Quarter of Section 12,
18 Township 31 North, Range 12 East, Allen County,
19 Indiana described as follows:

20 Beginning at the southwest corner of Lot #7 L.E.
21 Godfrey's Addition Section A (now Carlisle Place
22 Addition Section A); thence North along the East
23 right-of-way line of State Road #327 also known as
24 Coldwater Road to the North line of the Southwest
25 Quarter of said Section 12; thence East along said
26 North line to the Northwest corner of Lot #190
27 Lincoln Village Section 3; thence South along the
28 west line of Lots 190 through 195 and Lot 200
29 Lincoln Village Section 3 to the southwest corner
30 of Lot #200; thence West along the north line of
31 Lot #201 to the northwest corner of said Lot #201;
32 thence south along the west line of Lots 201 and
202 to the southwest corner of Lot #202 in Lincoln
Village Section 3; thence West along the easterly
projection of the prolonged South line of Carlisle
Place Addition Section B and the South line of
Carlisle Place Addition Section B and Section A to
the place of beginning containing 17 acres more or
less.

33 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON
34 COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

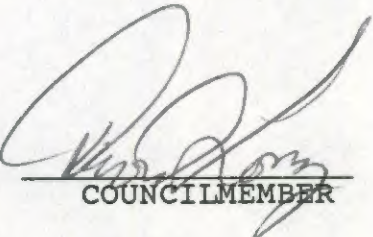
35 SECTION 1. That in the case of the Carlisle
36 Place Annexation, it is the policy of the City of Fort Wayne

1 to follow the provisions of Section 1.1 of Chapter 2 of the
2 Municipal Code of the City of Fort Wayne, Indiana of 1974,
3 as amended, with regards to the provision of non-capital and
4 capital services to the annexation area.

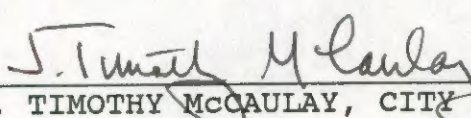
5 SECTION 2. That it is the policy of the City of
6 Fort Wayne to follow the annexation fiscal plan for said
7 described territory, as prepared by the Division of
8 Community and Economic Development, which is attached hereto
9 and incorporated herein. Two copies of said plan are on
10 file in the office of the Clerk of the City of Fort Wayne
11 and are available for public inspection as required by law.

12 SECTION 3. That said plan sets forth cost
13 estimates of the services to be provided, the methods of
14 financing these services, the plan for the organization and
15 extension of these services, delineates the non-capital
16 improvement services to be provided within one (1) year of
17 annexation, the capital improvement services to be provided
18 within three (3) years of annexation, and the plan for
19 hiring employees of other governmental entities whose jobs
20 will be eliminated by this annexation. That said plan
21 identifies an area within the existing boundaries of the
22 City similar in population density, land use and topography
23 which receives non-capital services equivalent in standard
24 and scope to those offered the territory to be annexed and
25 which receives capital services in the same manner as
26 proposed for the territory to be annexed.

27 SECTION 4. That after adoption and any and all
28 necessary approval by the Mayor, this Resolution shall be in
29 full force and effect.

30 
31 COUNCILMEMBER

32 APPROVED AS TO FORM AND LEGALITY


J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Long, seconded by Balmer, and duly adopted, read the second time in full and referred to the Committee on Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, 19____, at _____ o'clock, _____ M., E.S.

DATED: 11-13-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Long, seconded by DeBenedictis, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT				<u>✓</u>
TALARICO	<u>✓</u>			

DATED: 12-11-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____ (SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. B-69-90 on the 11th day of December, 1990.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of December, 1990 at the hour of 2:00 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of December, 1990, at the hour of 8:30 o'clock A M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR



MEMORANDUM

TO: City Council Members

FROM: Michael Sapp, Director of Planning *M.A.S.*

SUBJECT: Carlisle Place Annexation

DATE: December 5, 1990

Attached is the Fiscal Plan for the above noted annexation. Property owners in this area petitioned the City of Fort Wayne for voluntary annexation. The Carlisle Place annexation contains approximately 17 acres of which 10 acres are developed residentially, 5 acres are vacant, and 2 acres are right-of-way. The area is zoned RS-1 "Suburban Residential."

A member of the Long Range Planning staff will present this annexation at the City Council Meeting, December 11, 1990 and will address any questions you may have.

MS/ph

Attachments

DIGEST SHEET

TITLE OF ORDINANCE CARLISLE PLACE ANNEXATION RESOLUTION

DEPARTMENT REQUESTING ORDINANCE COMMUNITY AND ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE COMMITTS CITY TO FOLLOW STATE LAW IN PROVIDING

SERVICES TO ANNEXED AREA.

Q-90-11-33

EFFECT OF PASSAGE CITY WILL BE IN COMPLIANCE WITH STATE LAWS.

EFFECT OF NON-PASSAGE ANNEXATION WILL BE SUBJECT TO LEGAL ATTACK.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) FISCAL PLAN TO BE

AVAILABLE PRIOR TO PASSAGE.

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-90-11-33

REPORT OF THE COMMITTEE ON ANNEXATION

DAVID C. LONG, CHAIRMAN
JANET G. BRADBURY, VICE CHAIRPERSON
BURNS, EDMONDS, HENRY

WE, YOUR COMMITTEE ON ANNEXATION TO WHOM WAS
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) of the Common Council
of the City of Fort Wayne, Indiana, setting forth the policy
of the City of Fort Wayne, Indiana in regards to the annexation of
the Carlisle Place Annexation Area

HAVE HAD SAID (ORDINANCE) ~~(RESOLUTION)~~ UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) ~~(RESOLUTION)~~

DO PASS

DO NOT PASS

ABSTAIN

NO REC

DATED: 12-11-90

Sandra E. Kennedy
City Clerk

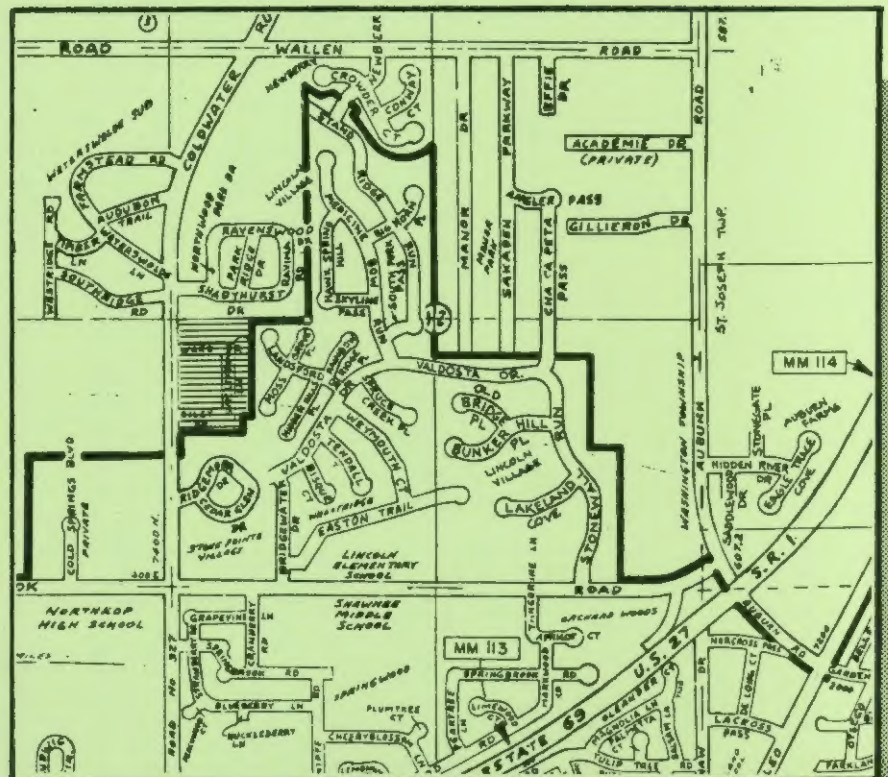
FISCAL PLAN

CITY OF FORT WAYNE
PAUL HELMKE, MAYOR

November 1990

Carlisle Place
Annexation

COMMUNITY & ECONOMIC
C&ED
DEVELOPMENT



ADMINISTRATION AND POLICY DIRECTION

Paul Helmke
Mayor
City of Fort Wayne

Greg Purcell
Director

Division of Community and Economic Development

Michael A. Sapp
Director of Planning

Fort Wayne City Plan Commission

Steve Smith, President
Mel Smith, Vice-President
Robert Hutner, Secretary
Mark Gensic
Charles Layton
David Long
John Shoaff
Wil Smith
Yvonne Stam

RESEARCH AND PREPARATION

Gary Stair, Senior Planner
Pamela Holocher, Planner II
Nancy Townsend, Intern

INTRODUCTION

Since its inception, the City of Fort Wayne has been annexing land adjacent to its corporate limits. The Carlisle Place Annexation is a logical continuance of this policy.

On October 18, 1990, the Division of Community and Economic Development received a petition from a majority of the property owners in the Carlisle Place Subdivision for the annexation of approximately 17 acres of land north of Stone Pointe Village Apartment Complex. The property owners petitioned the City of Fort Wayne with the understanding that after the annexation was formally approved, the City would participate with their Revolving Barrett Bond Sanitary Sewer Extension Project.

This Fiscal Plan, which is required by State Annexation Law, explains why the Carlisle Place Annexation area meets the state law requirements for annexation. Also, this plan gives basic data regarding the area, describes the services which will be furnished to the area upon annexation by the City, and summarizes the fiscal impact of annexation upon the City.

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SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located north of the City of Fort Wayne and is bounded on the south and the east by the present city limits, on the north by the north line of the southwest quarter of Section 12 in Washington Township, and on the west by S.R. 327, Coldwater Road, in Section 12, Township 31 North, Range 12 East in Washington Township. (See Figure 1)

B. SIZE

The Carlisle Place Annexation area contains approximately 17 acres.

C. POPULATION

Block statistics from the 1980 Census of Population and Housing shows that there are 2.86 persons per dwelling unit in the annexation area. Multiplying this figure by the 18 dwelling units in the annexation area, the population is calculated to be 51 persons.

D. BUILDINGS

Single Family Residential 18 structures in good condition

E. PATTERNS OF LAND USE

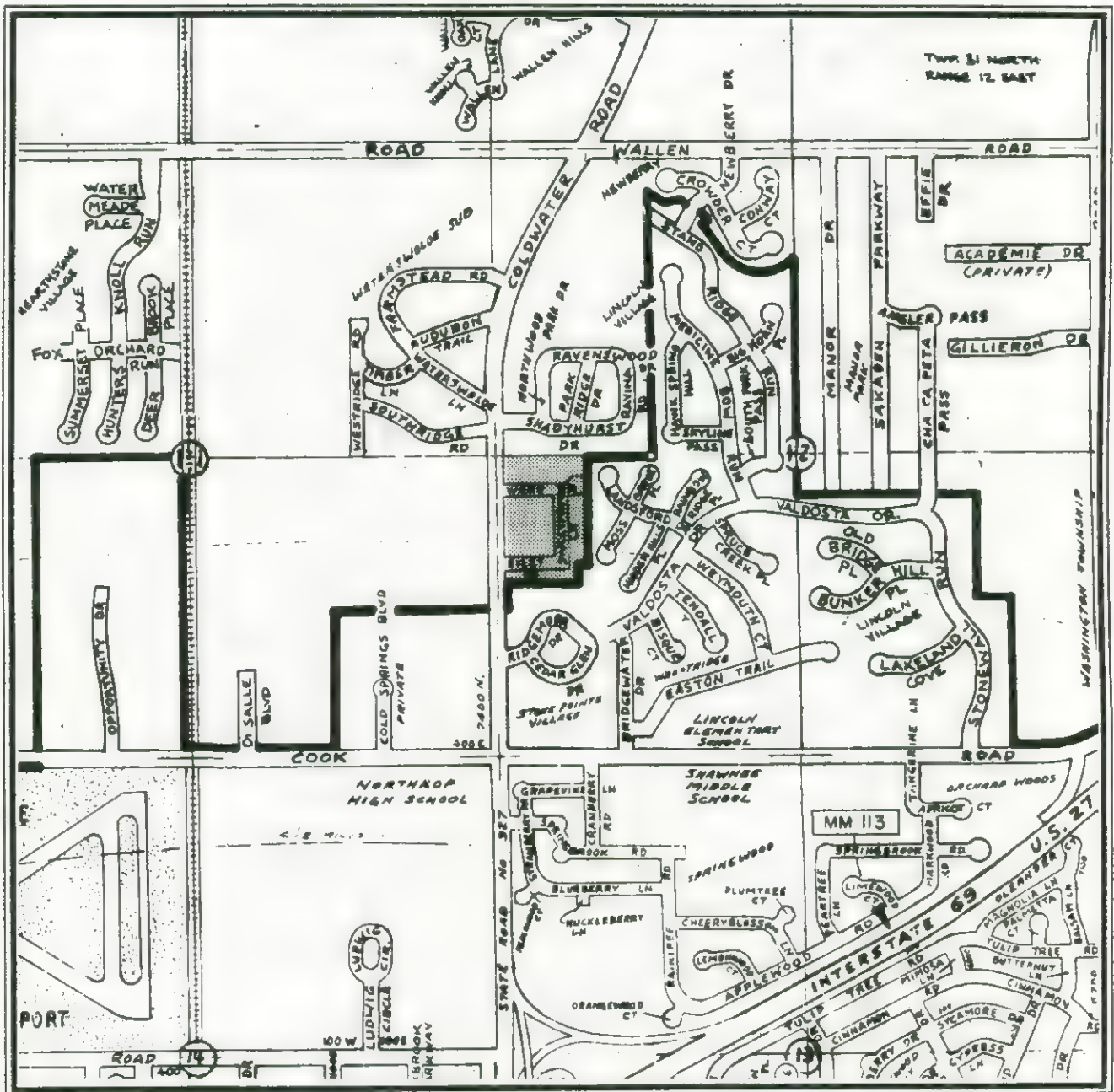
	<u>Acres</u>	<u>Percent</u>
Residential	10	58.8%
Vacant	5	29.4%
Right of way	<u>2</u>	<u>11.8%</u>
TOTAL	17	100.0%

F. ZONING

The Carlisle Place Annexation area currently contains one zoning classification (see figure 2). Upon annexation, this area will be under jurisdiction of the City Plan Commission and the zoning classification will be as noted on page 4.

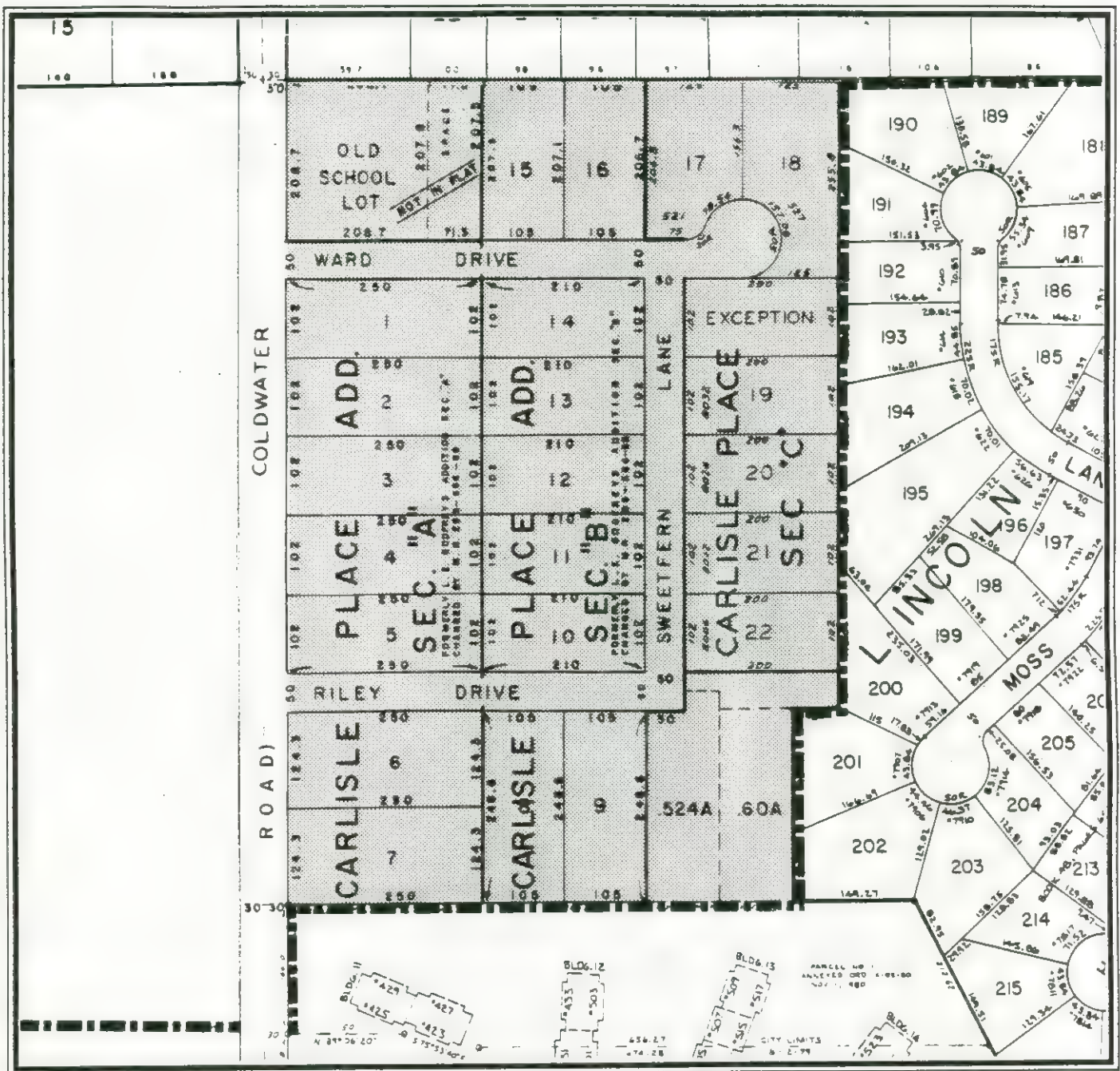
FIGURE 1

CARLISLE PLACE ANNEXATION

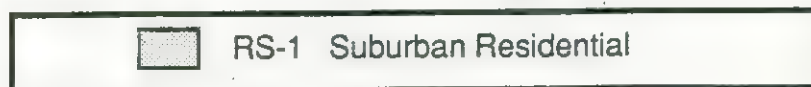


Location

FIGURE 2
CARLISLE PLACE ANNEXATION



Zoning



County Zoning Classification

RS1 Suburban Residential

City Zoning Classification

R1 Single Family Residential

G. TOPOGRAPHY

The Carlisle Place Annexation Area contains primarily Pewamo loam and Morely loam. It has been determined by using U.S. Geological Survey Maps that the area has a low relief and that the general slope of the area is approximately 4.0 percent.

H. ASSESSMENT

\$317,350

I. NET TAX RATE: (1989 payable 1990 rates)

Existing:	\$4.805916
After annexation:	\$7.339565
Increase:	\$2.533649 (53 percent increase)

J. COUNCIL DISTRICT

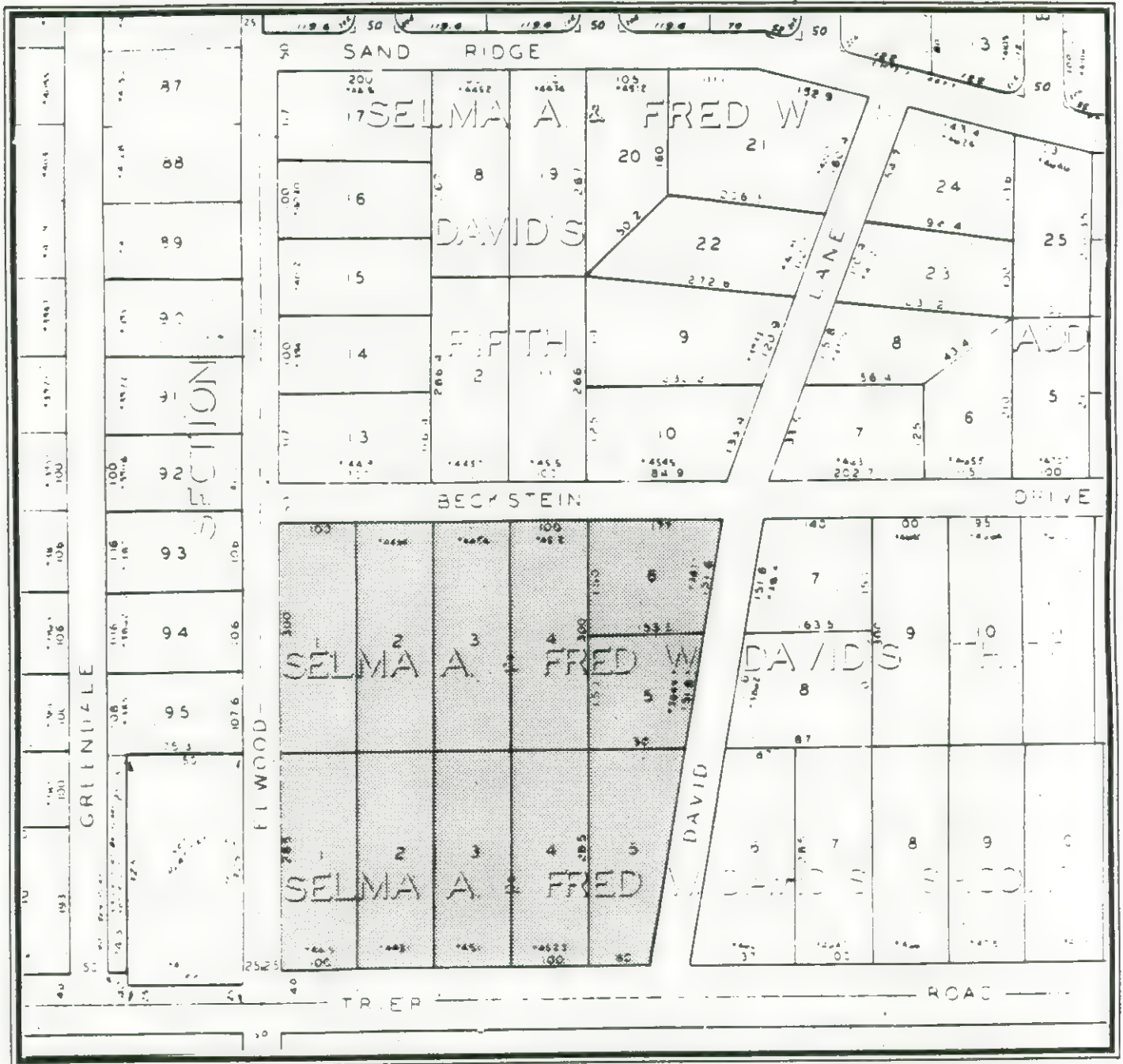
The Carlisle Place Annexation area will be in City Council District 3.

K. SELECTED AREAS WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE, AND POPULATION DENSITY

As the City of Fort Wayne has uniform service standards throughout its corporate boundaries, all areas of similar topography, patterns of land use, and population density receive the same level of service. A representative area within the City comparable in topography, patterns of land use, and population density to the Carlisle Place Annexation area is the David Subdivision Area (See Figure 3). On the following page is one of the representative comparable areas, David's Subdivision.

FIGURE 3

DAVID'S SUBDIVISION



Comparable Area

	<u>Carlisle Place Annexation Area</u>	<u>David's Subdivision Area</u>
Topography	Low relief, loamy soil	Low relief, loamy soil
Patterns of Land Use	Residential	Residential
Population Density	3.0 persons per acre	2.8 persons per acre

No areas within the City with similar topography, patterns of land use, and population density as the Carlisle Place Annexation area are receiving services higher in standard or greater in scope than those services promised the Carlisle Place Annexation area.

SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of the Carlisle Place area is part of a larger comprehensive annexation program prepared by the Department of Community Development and Planning, which was promulgated in a report in 1975 and which was consequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth". Because the Carlisle Place area met this criteria in 1975-76, the report identified it as part of a larger area which was recommended for annexation.

SECTION THREE

STATE LAW REQUIREMENTS

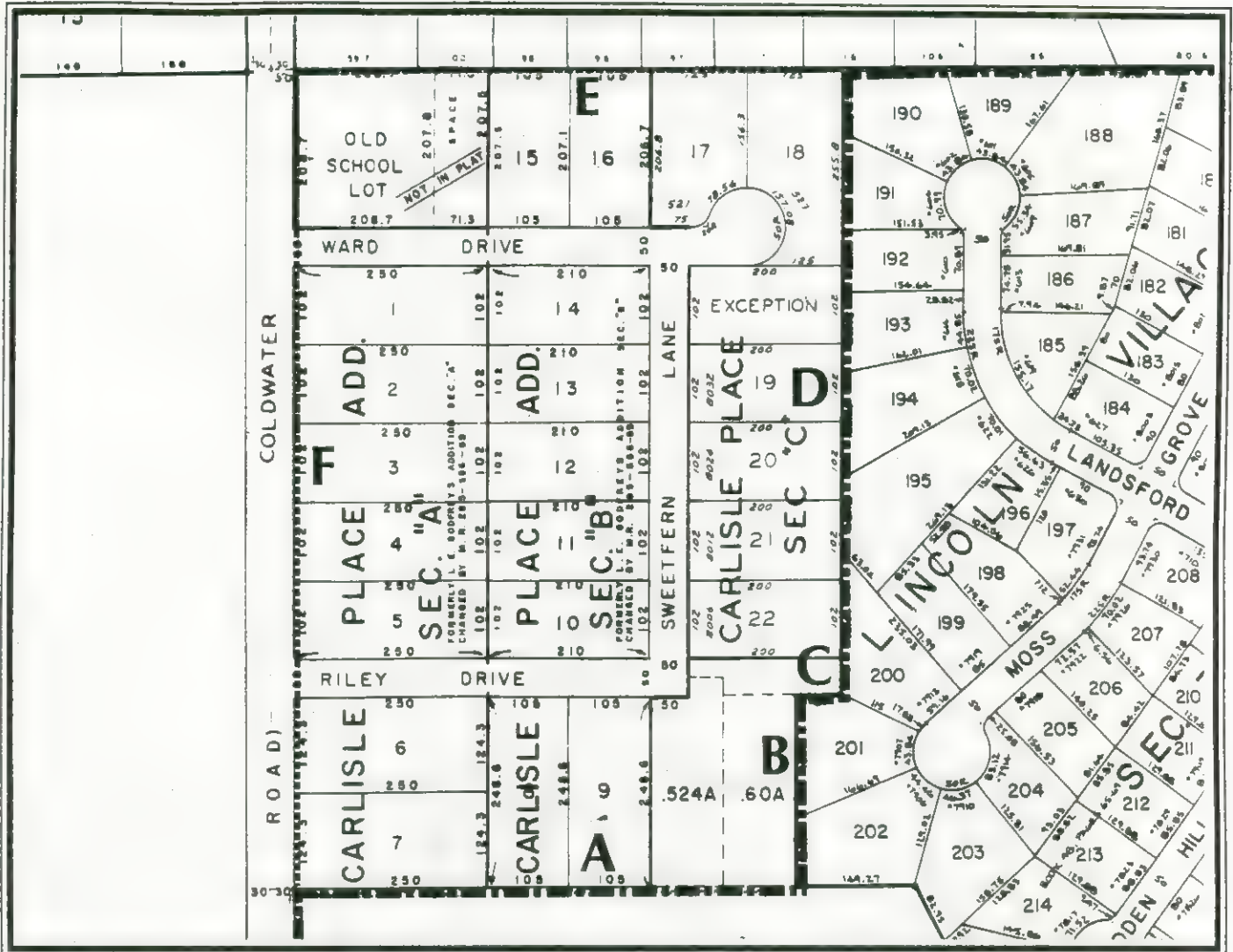
State law stipulates that if an area is one-eighth contiguous to the City, it can be annexed voluntarily if 51% of the property owners in the territory sought to be annexed, or owners of 75% of the total assessed value of the land petition for an ordinance annexing the area.

The area meets the contiguity requirements in that it is over one-eighth contiguous to the City of Fort Wayne, being 50 percent contiguous to City boundaries (See Figure 4).

The area also meets the second requirement, as over 50 percent of the property owners in the area have petitioned for annexation.

Therefore, the Carlisle Place Annexation complies with the relevant state law requirements.

FIGURE 4
CARLISLE PLACE ANNEXATION



Contiguity

CONTIGUOUS		NON-CONTIGUOUS	
A	650'	E	713'
B	250'	F	1075'
C	63'		
D	825'		
<hr/>		<hr/>	
1788' (50.0%)		1788' (50.0%)	

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the Carlisle Place Annexation Area. The plan also describes how and when the City plans to extend the services which are non-capital and capital in nature. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

As required by state law, the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services are provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the Carlisle Place Annexation area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density, including but not limited to the David Subdivision area.

A. POLICE DEPARTMENT

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work and protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order and provides educational and technical assistance in the area of crime prevention and neighborhood services.

Police District #1 will be expanded to cover the Carlisle Place Annexation area upon annexation. The Police Department keeps tabulations on the amount of personnel and equipment necessary for the City's annexation program, and has determined that additional personnel are not required for this particular annexation.

The cost to provide protection to the annexation area will be \$110 per year. This cost is based on a patrolman's average hourly rate of \$11.64 multiplied by an estimated 45 minutes spent per call. This amount is then multiplied by the estimated number of calls (1 per year) for service to this area. This total, which equals \$105, is the direct personnel cost. A small non-personnel cost of 5 percent is then added to the above total. This gives the overall cost of \$110 annually to service the annexation area. Funding for police services in the annexation area will be derived primarily from local property taxes through the General Fund.

Capital Costs:	\$0
Estimated Annual Operating Costs:	\$110

B. FIRE DEPARTMENT

The Fort Wayne Fire Department will be responsible for providing fire protection services to the Carlisle Place Annexation Area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention, and fire inspections. Primary response will come Station #13 located at 1103 East Coliseum Boulevard. One 1,250 gallon per minute Class A Pumper, an aerial truck, and one emergency medic response car are located at this station. Back-up response will come from Station #6 located at 1600 West Coliseum Boulevard and from Station #14 located at 3400 Reed Road. Through a Mutual Aid agreement, the Washington Township Fire Department will also assist the City of Fort Wayne Fire Department with fire emergencies in the annexation area if requested.

In 1992 primary response to the annexation area will come from a new station which will be located north of Washington Center Road. One Class A Pumper and possibly a med car and ladder truck, are proposed to be housed at the new fire station. Funding for the purchasing of land has already been set aside in the City's Budget.

The annexation of the Carlisle Place area will not require any additional personnel or equipment. For the year 1989, the cost per run was approximately \$920, which represents the cost per run for the operation of the total department. The estimated number of runs into this area would be one per year. The only other additional expenses in operating costs are expected to be gasoline, postage, and photography. These operating costs are considered to be negligible since the annexation area represents only a small fraction of the total area serviced by the City. Funding for these increments in operating costs will come from the Fire Department's budget through the General Fund.

CAPITAL COSTS:	\$ 0
ESTIMATED ANNUAL OPERATING COSTS:	\$920

C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the provider of ambulance service to city residents. Persons in the Carlisle Place Annexation Area are currently receiving full advanced life support ambulance service provided by the TRAA and will continue to do so upon annexation.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. For some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station 13. Secondary assistance from Fire Department will come from Station 6. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, firemen are able to administer medical treatment to residents before the ambulance arrives.

The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown below:

TABLE 1

1. \$95 plus \$3 per loaded mile for non-emergency transfers scheduled 24 hours in advance.
2. \$120 plus \$3 per loaded mile for non-scheduled non-emergency transfers
3. \$380 for emergencies for all City and non-City residents.

This method of financing permits service to be extended to the annexation area with its existing budget and no additional manpower or equipment will be needed to service the annexation area.

ESTIMATED ANNUAL COST: \$0

D. SOLID WASTE DISPOSAL

The City of Fort Wayne will provide garbage collection to residential customers in the annexation area immediately after the effective date of annexation. The City currently contracts with Waste Management to supply this service

According to the contract agreement, the City is charged a tonnage cost of \$42.85 for solid waste pick-up. This cost amounts to approximately \$55.10 per household per year for this service. Consequently, annexation of 18 residences in the Carlisle Place

Annexation area will cost \$992 per year. Solid waste collection will be financed by the City's Garbage Disposal Fund which comes from the General Fund.

CAPITAL COSTS: \$ 0
ESTIMATED ANNUAL COST: \$992

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately upon the effective date of annexation. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. The department also provides installation and maintenance of traffic control devices such as stop lights, control signs, and fire alarm systems.

The City's Traffic Engineering Department will not require any additional personnel to perform its services in the Carlisle Place Annexation area. Capital and labor costs will be \$212 for the installation of street signs in the area.

TABLE 2
STREET SIGNAGE COSTS

<u>TYPE</u>	<u>SIZE</u>	<u>NO. REQUIRED</u>	<u>COST</u>	<u>TOTAL COSTS</u>
Street Name	30" x 6"	3	\$52	\$157.00
<u>LABOR</u>				<u>\$ 55.00</u>
TOTAL MATERIAL AND LABOR:				\$212.00

Funding sources for these services will come from real estate taxes and Motor Vehicle Highway (MVH) funds.

CAPITAL COSTS: \$212
ESTIMATED ANNUAL COST: \$ 0

F. STREETS AND ROADS

The incorporation of the Carlisle Place Annexation Area will add .60 miles of residential streets to the City. Of this total, .2 miles are in fair condition and .4 miles are in poor condition. The Fort Wayne Street Department will be responsible for the

general maintenance of all of the streets in the annexation area immediately after the annexation. General maintenance includes snow and ice removal and surface maintenance. The Street Engineering Department will provide engineering services and construction supervision for all streets, alleys, and sidewalks that will be constructed within the proposed annexation area. The provision of these services to the annexation area will not require any additional personnel or equipment, and they will be similar to those services already provided to the rest of the City.

The City of Fort Wayne Street Department will chip and seal the streets in the annexation area. It costs the City an approximately \$19,000 per mile to chip and seal a street. Therefore, it will cost approximately \$11,400 to chip and seal the streets within the proposed annexation area. This will be a one time expenditure which will be incurred the first year after the effective date of annexation.

The average cost of general street maintenance is \$5,912 per mile of street per year, so the annexation will cost the City approximately \$3,547 a year in street maintenance costs. The source of funding for street maintenance is the Street Department budget which is composed of funds from the Motor Vehicle Highway (MVH) program. The Street Engineering Department funds come from MVH, Federal Aid Urban (FAU), and Local Arterial Roads and Streets (LARS) programs.

CAPITAL COSTS:	\$11,400
ESTIMATED ANNUAL COST:	\$ 3,547

G. PARKS AND RECREATION

Residents of the Carlisle Place Annexation Area presently have access to city park facilities such as swimming pools, baseball diamonds, indoor and outdoor skating, golf courses, and picnic facilities, etc. No new park will need to be developed for the Carlisle Place Annexation Area, as Shoaff Park, a 169 acre community park is located southeast of the annexation area.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

H. WATER

The Fort Wayne Water Utility does not presently serve the annexation area. The extension of water services to individual developments will be considered once the property owners in the area petition for such service.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

I. FIRE HYDRANTS

The City pays the Fort Wayne Water Utility \$183.83 annually for each fire hydrant located within the City. However, since the annexation area is not served by water, there are no fire hydrants located in the area. Therefore, there will be no additional costs for fire hydrants.

Capital Costs:	\$0
Estimated Annual Cost:	\$0

J. SANITARY SEWER

Per the agreed upon sanitary sewer proposal, City Utilities will construct a sanitary sewer within the Carlisle Place Annexation area after the property owners petition for such a project. The project will be initiated soon after the effective date of annexation, using Phil Schnelker's engineering plans. Property owners who own one lot within the annexation area will be assessed no more than \$2,400 for sanitary sewers, while property owners who own more than one lot will be assessed \$4,347 for sanitary sewers.

The project will be financed through the Revolving Barret Law Project fund. If the costs for the project exceed the amount paid by the property owners, City Utilities will assume the excess costs. These costs will not be a direct obligation of the City of Fort Wayne.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

K. STORM SEWERS

Upon annexation, the Department of Water Pollution Control will not consider capital improvements for storm sewers unless petitioned by the property owners of the area. The City does not have storm sewer relief funds available for this type of project. It is the City's policy, for all properties within the City, that the financing of storm sewers is the responsibility of property owners.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

L. STREET LIGHTING

It is the goal of the City of Fort Wayne Street Lighting Department to light every unlit intersection within the City limits, to reduce night accidents, facilitate traffic flow, aid police protection, and inspire community spirit and growth. Therefore, the City will place 4 street lights in the Carlisle Place annexation area. The new street lights will be located at the intersections of Coldwater Road and Riley Drive, Coldwater Road and Ward Drive, Sweetfern Lane and Riley Drive, and at Sweetfern Lane and Ward Drive. If additional lights are desired, the residents must petition for them. Petitions will be treated the same as those from other areas with the City. Priority will be assigned based on need, filing date and available funding.

The City will pay for the construction costs of City standard lighting. These capital costs will be funded from the General Lighting Fund. Operating costs are paid by the City through its regular departmental budgets. Additional mid-block lighting must be petitioned for by the residents involved, per State Statute. If the residents prefer to have ornamental lights, they would also have to petition for them and would be assessed for the cost of such installation.

It is assumed that the four street lights will be constructed in the third year and that the operating costs will be computed as an annual operating cost from that year on.

CAPITAL COSTS:	\$2,500	(the third year)
ESTIMATED ANNUAL COST:	\$ 155	(the third year)

M. ANIMAL CONTROL

The Carlisle Place Annexation area is located within the north district of the Animal Control Department. Currently, the north district is not yet at capacity. Therefore, costs would be negligible to provide this service to the area.

CAPITAL COST:	\$0
ESTIMATED ANNUAL COSTS:	\$0

N. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Carlisle Place Annexation Area immediately upon the date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

SECTION FIVE

PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that due to the annexation of the Carlisle Place area, any governmental employees will be eliminated from other governmental agencies. However, if any governmental employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

SECTION SIX

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures from the proposed Carlisle Place Annexation. This section also provides a five-year summary of the expenditures compared with the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the Carlisle Place Annexation Area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the Washington Township Assessor. The formula for computing tax revenue is shown in the following table:

TABLE 3

Tax Revenue Formula

$$\frac{V-E}{100} (T) = TR$$

WHERE:	V	=	Assessed Valuation
	E	=	Home Mortgage Exemption
	T	=	City Tax Rate
	TR	=	Tax Return

The total assessed valuation of the proposed Carlisle Place Annexation is \$317,350. The home mortgage exemption is deducted from this total. There are 18 dwelling units within this annexation area and it is assumed that each one is eligible for the \$1,000 exemption mentioned above. The total taxable assessed valuation of the annexation area becomes \$299,350 after the calculation is made. Property tax revenue for 1990 can then be determined by applying the Fort Wayne/Washington Municipal tax rate (3.2533) to this figure giving a total property tax revenue of \$9,739. Table 4 details the components of this tax rate. Using a 3 percent rate of inflation, the property tax revenue for 1992, the first year that taxes would be due to the City after annexation, would be \$10,332. A portion of this revenue would be supplied from the State Property Tax Relief Fund.

This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and streets (LARS) Funds. This is because these funds are allocated according to street miles. In 1989 the

City received \$5070 per street mile from the MVH Fund and \$2,433 from the LARS Fund. The annexation area will add .60 miles to the City's street system. Therefore, the City will receive an additional \$3042 from MVH and an additional \$1460 from LARS because of the Carlisle Place Annexation.

TABLE 4

Taxing District Rate

Corporation General	\$1.6607
Corporation Debt Service	.3634
Firemen Pension	.1359
Policemen Pension	.1209
Sanitary Officers Pension	.0162
Fire	.6563
Park General	.2897
Redevelopment General	<u>.0102</u>
	\$3.2533

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax (COIT), and the Alcoholic Beverage Tax. Some of these grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Carlisle Place Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 5. Capital costs are one time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs, and sidewalks, must follow routine city procedures which often require petitioning.

On the following page, Table 5 details the costs that will be incurred by each department upon the annexation of the Carlisle Place Area.

TABLE 5

EXPENDITURES

<u>DEPARTMENTS</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police Department	0	110
Fire Department	0	\$ 920
EMS	0	0
Solid Waste Disposal	0	992
Traffic Control	\$ 212	0
Streets	11,400	3,547
Street Lighting	2,500	155
Parks	0	0
Water	0	0
Fire Hydrants	0	0
Sanitary Sewer	0	0
Storm Sewer	0	0
Animal Control	0	0
Administrative Functions	0	0
TOTALS	\$14,112	\$5,724

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Carlisle Place Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years a 7 percent inflation factor for municipal expenditures, and a 3 percent increase factor for City revenues.

Property tax revenue from the annexation area will not be collected until 1992. Assuming the area is annexed in February of 1991, assessment will occur in March of 1991, with revenues being collected in 1992. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$18,383 in 1991. On the following page, Table 6 details the revenues minus the expenses for the Carlisle Place area over the next 5 year period.

TABLE 6
REVENUES MINUS EXPENSES

	<u>EXPENDITURES</u>	<u>PROPERTY TAX REVENUE</u>	<u>MVH & LARS</u>	<u>BALANCE</u>
1991	\$18,384			\$-18,383
1992	6,376	\$10,332	\$ 4,502	8,458
1993	10,074	10,642	4,502	5,070
1994	7,502	10,961	4,502	7,960
1995	<u>8,028</u>	<u>11,290</u>	<u>4,502</u>	<u>7,764</u>
	\$50,364	\$43,225	\$18,008	\$ 10,869

D. RECOMMENDATIONS

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the Carlisle Place Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne at the end of the 60 days after the final publication of the annexation area's ordinance and resolution.

APPENDIX

TABLE 6
WASHINGTON TOWNSHIP TAX RATES
1989 PAYABLE 1990

		WASHINGTON TRANSIT	FORT WAYNE WASHINGTON
STATE	St. Fair Board	.0035	.0035
	St. Forestry	.0065	.0065
	Welfare HCI	.0500	.0500
	Welfare Administration	.0704	.0704
	TOTAL STATE	.1304	.1304
COUNTY	County General	.7802	.7802
	County Welfare	.1216	.1216
	County Health	.0412	.0412
	Cumulative Bridge	.0374	.0374
	County Bonds	.0980	.0980
	Reassessment	.0100	.0100
	Welfare Med. Ast. Ward	.0058	.0058
	Cumulative Capital Dev.	.0524	.0524
	TOTAL COUNTY	1.1466	1.1466
TOWNSHIP	Township EMS	.0409	
	EMS Equipment	.0053	
	Fire Debt	.0460	
	Township General	.0060	.0060
	Poor Relief	.0089	.0089
	Fire Protection	.0145	
	Township Recreation	.0009	.0009
	TOTAL TOWNSHIP	.1225	.0158
SCHOOLS	School General	2.4911	2.4911
	Debt Service	.0713	.0713
	Art Institute	.0050	.0050
	School Transportation	.3667	.3667
	Capitla Projects	.6215	.6215
	Racial Balance	.2000	.2000
	TOTAL SCHOOL	3.7556	3.7556
AIRPORT AUTHORITY	Airport General	.0763	.0763
	Airport Debt	.0185	.0185
	TOTAL AIRPORT	.0948	.0948
LIBRARY	Library General	.2905	.2905
	Library Debt	.0399	.0399
	TOTAL LIBRARY	.3304	.3304
PTC	PTC General	.0999	.0999
	PTC Debt	.0333	.0333
	TOTAL PTC	.1332	.1332

TABLE 6
WASHINGTON TOWNSHIP TAX RATE
1989 PAYABLE 1990

	WASHINGTON TRANSIT	FORT WAYNE WASHINGTON
CITY Corporation General		1.6607
AND Redevelopment General		.0126
SPECIAL Corp. Debt Service		.3634
TAXING Firemen Pension		.1359
DISTRICT Policemen Pension		.1209
Park General		.2897
Sanitary Officers Pen.		.0162
Fire		.6563
TOTAL CITY AND		
SPECIAL DISTRICT	0.00	3.2533
TOTAL TAX RATE	5.713500	8.860100
REPLACEMENT CREDIT	.158849	.171616
NET TAX RATE	4.805916	7.339565

CARLISLE PLACE LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 12, Township 31 North, Range 12 East to wit:

BEGINNING at the southwest corner of Lot #7 L.E. Godfrey's Addition Section A (now Carlisle Place Addition Section A); thence North along the East right of way line of State Road #327 also known as Coldwater Road to the North line of the Southwest Quarter of said Section 12; thence East along said North line to the Northwest corner of Lot #190 Lincoln Village Section 3; thence South along the west line of Lots 190 thru 195 and Lot 200 Lincoln Village Section 3 to the southwest corner of Lot #200; thence West along the north line of Lot #201 to the northwest corner of said Lot #201; thence south along the west line of Lots 201 and 202 to the southwest corner of Lot #202 in Lincoln Village Section 3; thence West along the easterly projection of the prolonged South line of Carlisle Place Addition Section B and the South line of Carlisle Place Addition Section B and Section A to the place of beginning containing 17 acres more or less.

